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Dee Margo

**City Council**

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Peter Svarzbein

*District 2*

Alexandra Annello

*District 3*

Cassandra H. Brown

*District 4*

Sam Morgan

*District 5*

Dr. Michiel R. Noe

*District 6*

Claudia Ordaz  
Perez

*District 7*

Henry Rivera

*District 8*

Cissy Lizarraga

**City Manager**

Tommy Gonzalez

**HISTORIC LANDMARK COMMISSION MEETING MINUTES  
FIRST FLOOR, COUNCIL CHAMBERS  
CITY 1 BUILDING, 300 N. CAMPBELL STREET  
MARCH 5, 2018, 4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, March 5, 2018, 4:00 p.m.

The following commissioners were present:

Chairman D.J. Sevigny  
Commissioner Vicki Hamilton  
Commissioner Sherry Knapp Mowles  
Commissioner Charles Stapler  
Commissioner Kelly Blough  
Commissioner Don Luciano  
Commissioner Sergio Ramos

The following commissioners were not present:

Vice-Chairman Sam Trimble  
Commissioner Geoffrey Wright  
Commissioner Sergio Ramos

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development  
Mr. Omar DeLaRosa, Assistant City Attorney, City Attorney's office

**CALL TO ORDER**

Chairman Sevigny called the meeting to order at 4:02 p.m., quorum present.

**CHANGES TO THE AGENDA**

*None*

**CALL TO THE PUBLIC**

Chairman Sevigny asked if anyone present would like to address the Commission on issues not posted on the agenda. *There was no response.*



**REVIEW OF ORDER OF REVIEWING CASES BROUGHT BEFORE COMMISSIONERS**

For those commissioners not present at the February 19<sup>th</sup> HLC meeting, Chairman Sevigny gave a quick review regarding the order of reviewing cases brought before commissioners, as follows:

1. Ms. Velázquez will present the case to commissioners;
2. Property owner and/or representative is called to the podium to respond to any comments and/or questions from commissioners;
3. Any member of the public wishing to comment and/or ask questions of staff or the property owner or the representative;
4. At this time, commissioners make a motion and a second, prior to their discussing the case amongst themselves;
5. Upon the conclusion of the discussion, commissioners will act on that motion

**1. PHAP13-00014**

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Location:	Being 4 Mills 61.333 Ft On N S, City of El Paso, El Paso County, Texas
Historic District:	209 N. Stanton Street
Property Owner:	Downtown
Representative:	Haiseran LLC
Representative District:	Richard Dillon and Martin Morgades
Existing Zoning:	8
Year Built:	C-5/H (Commercial/Historic)
Historic Status:	c. 1915
Request:	Landmark
	Modification of an approved Certificate of Appropriateness for the rehabilitation of the building to include demolition of the ground floor façade, the installation of new storefronts, the installation of new windows, and the construction of a rooftop addition for a tax exemption application
Application Filed:	02/19/18
45 Day Expiration:	04/05/18

Ms. Velázquez gave a presentation and noted this is a modification of an approved Certificate of Appropriateness for the rehabilitation of the building to include demolition of the ground floor façade, the installation of new storefronts, the installation of new windows, and the construction of a rooftop addition for a tax exemption application. The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:



209 N Stanton.pptx

This is the Rogers Furniture Building which is sandwiched between the Newberry Building on the corner and the Martin Building. The case is before commissioners because the owner applied for the city's tax exemption. Staff usually handles tax exemptions requests; however, there is a portion of the exemption which states:

*3.04.035 – Exemption – Historically significant sites*

*E. Verification process:*

- If an applicant does not timely complete the project as prescribed in the schedule attached to the approved application, then the application shall be deemed expired and a new application shall be required; provided however, if the applicant has completed enough of the improvements included in the project such that the value of the completed improvements is equal to twenty percent more of the assessed value prior to preservation, the applicant may request a modification to the certificate of appropriateness so as to only include the completed improvements and submit the sworn statement of completion of the project to the reviewing authority verifying completion of the work. Such a request shall be processed under this section in the same manner as an original application and statement of completion.*

In 2016, Ms. Velázquez sent a letter to the property owners stating their three years for the tax exemption was up. A tax exemption is available for properties listed on the National Register or designated by the city but the work must be rehabilitative or restorative.

The exemption and the amount of the exemption are dependent on the appraised value of the building. For example, a building is appraised at \$100,000.00 and the proposal submitted is for rehabilitative or restorative work. Staff approves and the applicant is given three years to complete the work. If the owner has spent 50% of the appraised value (or \$50,000.00) then for a building located within the Downtown Historic District the owner is given an exemption of 15 years. Which means the property owner does not have to pay the city's portion for property taxes; however, the property owner must pay the School District and the County's taxes.



Ms. Velázquez requested the property owner submit receipts per the language in the code demonstrating the property owner had to have spent at least 20% more of the original appraised value. The original appraised value for this building was over \$400,000.00 and as of 2016 the property owner had spent upwards of almost \$4 million dollars for this one building. The rooftop addition was approved by the HLC, although not part of the structure originally. Ms. Velázquez responded to comments and questions from commissioners.

Mr. Martin Morgades, partner, Hasieran LLC, stated "The Stanton House", El Paso's first boutique hotel, is proposed to be open June or July 1<sup>st</sup>. Mr. Morgades gave a presentation and responded to comments and questions from commissioners.

***MOTION:***

Motion made by Commission Hamilton ***TO APPROVE THE EXTENSION.***

Chairman Sevigny asked commissioners if they had any further questions for Ms. Velázquez or Mr. Morgades.

Commissioner Hamilton withdrew her motion.

***MOTION:***

Motion made by Chairman Sevigny, seconded by Commissioner Hamilton ***TO APPROVE THE MODIFICATION OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROJECT TIMELINE TO SEE IT THROUGH COMPLETION.***

***MOTION:***

Motion made by Chairman Sevigny, seconded by Commissioner Stapler ***TO APPROVE THE MODIFICATION OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROJECT TIMELINE TO SEE IT THROUGH COMPLETION BY THE END OF THE YEAR.***



Ms. Velázquez reread the following into the record:

- *If an applicant does not timely complete the project as prescribed in the schedule attached to the approved application, then the application shall be deemed expired and a new application shall be required; provided however, if the applicant has completed enough of the improvements included in the project such that the value of the completed improvements is equal to twenty percent more of the assessed value prior to preservation, the applicant may request a modification to the certificate of appropriateness so as to only include the completed improvements and submit the sworn statement of completion of the project to the reviewing authority verifying completion of the work. Such a request shall be processed under this section in the same manner as an original application and statement of completion.*

Ms. Velázquez clarified the original Certificate of Appropriateness was approved in 2013; however, the project was unable to be completed by 2016. However, enough of the project was completed that they had exceeded the value of the property by 20%.

*Commissioner Stapler withdrew his second to the Chairman's motion.*

*Chairman Sevigny withdrew his previous motion.*

**MOTION:**

Motion made by Chairman Sevigny, seconded by Commissioner Stapler **AND UNANIMOUSLY CARRIED TO APPROVE THE SCOPE OF WORK THAT HAS ALREADY BEEN COMPLETED IN 2016.**

<b>2. PHAP18-00004</b>	4 Mills 60 Ft. On Mills X 100 Ft. Beg 60 Ft. W Of NEC (6000 Sq. Ft.), City of El Paso, El Paso County, Texas
Location:	212 E. Mills Avenue
Historic District:	Downtown
Property Owner:	Martin Building LLC
Representative:	Holt Grambling
Representative District:	8
Existing Zoning:	C-5/H (Commercial/Historic)
Year Built:	2015
Historic Status:	Non-contributing
Request:	Certificate of Appropriateness for the alteration of the storefront and the installation of a metal picket fence
Application Filed:	02/23/18
45 Day Expiration:	04/09/18



Ms. Velázquez gave a presentation and noted this is a Certificate of Appropriateness for the alteration of the storefront and the installation of a metal picket fence. This was previously a vacant lot. This is a modest, two-story commercial property with a restaurant downstairs. The property owners are requesting modifications to the entryway.



212 E Mills.pptx

Ms. Velázquez read the staff recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:*

*The Downtown Historic District Design Guidelines recommend the following:*

- *Fencing serves a number of purposes: to identify a property's boundary, to protect a building, and/or to protect items located on the property.*
- *Generally, fencing should be of brick and/or wrought iron.*
- *Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that: The design complements the architectural style of the façade and the surrounding area; Entry doors complement the structure's architectural style.*
- *Solid or residential-type doors with small areas of glass should be avoided.*
- *The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Bars or offices in storefronts should use blinds or café curtains for privacy.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New additions, exterior alterations, or related new construction will not destroy historic material, features, and spatial relationships that characterize the property.*



Ms. Velázquez responded to comments and questions from Commissioner Mowles.

Ms. Jennifer Mathews, MNK Architects, Inc., architect, commented on the proposed project and responded to comments and questions from Chairman Sevigny.

**MOTION:**

Motion made by Commissioner Luciano, seconded by Chairman Sevigny **AND UNANIMOUSLY CARRIED TO APPROVE AS PRESENTED.**

3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. March 5, 2018 deadline for HLC members to request for agenda items to be scheduled at the March 19, 2018 meeting. March 19, 2018 deadline for HLC members to request for agenda items to be scheduled for the April 2, 2018 meeting.

*No address requests from commissioners.*

**HLC Staff Report**

4. Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.")

*No comments from commissioners.*

**MOTION:**

Motion made by Chairman Sevigny, seconded by Commissioner Luciano **AND UNANIMOUSLY CARRIED TO APPROVE THESE REVIEWS AS NOTED.**



**Other Business – Discussion and Action**

5. Discussion and action on mandatory training for commissioners

Ms. Velázquez requested commissioners complete their trainings by April 27<sup>th</sup>.

6. Discussion and action on Regular meeting minutes for February 19, 2018

*No comments from commissioners.*

***MOTION:***

Motion made by Commissioner Stapler, seconded by Chairman Sevigny ***AND UNANIMOUSLY CARRIED TO ACCEPT THE MINUTES AS STATED.***

***ABSTAIN: Commissioner Luciano***

7. Discussion and action to set a time and date for the next work session meeting relating to Chapter 20.20 of the El Paso City Code

Ms. Velázquez reminded commissioners the next work session meeting was tentatively scheduled for March 12<sup>th</sup>.

Commissioners Hamilton, Mowles, and Blough would not be able to attend the March 12<sup>th</sup> work session meeting.

Ms. Velázquez proposed Monday, March 26<sup>th</sup> as the next work session meeting.

***MOTION:***

Motion made by Commissioner Stapler, seconded by Chairman Sevigny ***AND UNANIMOUSLY CARRIED TO MAKE THE NEXT WORK SESSION MEETING MARCH 26<sup>TH</sup>.***

Ms. Velázquez will send an email to all commissioners reminding them of the work session meeting for 4:00 p.m., Monday, March 26<sup>th</sup>, 801 Texas, Muir Conference Room, second floor.





8. Discussion and action on awarding a Historic Building Plaque Award to Lane Gaddy for the Martin Building.



In what may be a first for El Paso, Lane Gaddy's \$7.4 million restoration of the historic Martin Building has won a coveted honor award from Preservation Texas. Gaddy said he was surprised and honored to hear about it. "Personally, I think it means something more for the city," he said. "It's a validation that we and the city are on the right track with this type of renovation."

Ms. Velázquez showed commissioners the plaque to be presented to Mr. Gaddy from the City of El Paso regarding his successful rehabilitation of the Martin Building. Because of the work done on the building and the recognition from a state-wide organization, staff recommends awarding a Historic Building Plaque to honor Mr. Gaddy at the local level. Commissioners voted to approve the request.

#### **20.20.070 HISTORIC LANDMARK RECOGNITION.**

- A. WHEN APPROVED BY CITY COUNCIL RESOLUTION, THE HLC MAY HONOR PROPERTY OWNERS WITH A HISTORIC BUILDING PLAQUE AWARD. THE AWARD WILL BE BASED ON THE FOLLOWING:
  1. NOMINATIONS WILL BE OPEN TO THE PUBLIC SECTOR, PRIVATE SECTOR, AND GENERAL PUBLIC EACH CALENDAR YEAR THAT FUNDING FOR THE PLAQUES IS AVAILABLE. THE DEADLINE FOR SUBMISSION OF NOMINATIONS WILL BE SEPTEMBER 1<sup>ST</sup>. NOMINATION FORMS WILL BE MADE AVAILABLE BY THE HISTORIC PRESERVATION OFFICER. AN HLC SUBMITTEE MAY RECOMMEND NOT MORE THAN FIVE STRUCTURES TO THE HLC. FINAL DECISION BY THE HLC, WILL BE MADE AT A REGULARLY SCHEDULED MEETING;
  2. THE HLC SHALL AWARD A MAXIMUM OF FIVE PLAQUES EACH CALENDAR YEAR;



3. CRITERIA FOR AWARDING A HISTORIC BUILDING PLAQUE AWARD ARE AS FOLLOWS:
  - A. THE BUILDING MUST BE AT LEAST FIFTY YEARS OLD;
  - B. THE BUILDING MUST HAVE AN H-OVERLAY, BE A RECORDED TEXAS HISTORIC LANDMARK, OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES,
  - C. THE BUILDING MUST HAVE BEEN REHABILITATED AND / OR MAINTAINED IN GOOD CONDITION, AND PLANS REFERRED FOR THE WORK APPROVED BY THE HLC, EVIDENCED BY ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS,
  - D. IF THE BUILDING WAS REHABILITATED USING STATE, FEDERAL, OR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING, PLANS MUST HAVE BEEN REVIEWED AND APPROVED BY THE STATE HISTORIC PRESERVATION OFFICER (SHPO),
  - E. AT THE TIME OF THE AWARD, THE BUILDING MUST BE IN COMPLIANCE WITH ALL MUNICIPAL CODES AND ORDINANCES,
  - F. AWARD WINNERS MAY BE HONORED AT A SUBSEQUENT CITY COUNCIL MEETING,
  - G. RECIPIENTS ARE REQUIRED TO DISPLAY THE AWARD IN A PUBLICLY VISIBLE LOCATION ON THE FAÇADE OF THE STRUCTURE. ANY REPLACEMENT PLAQUES WILL BE ACQUIRED AT THE OWNER'S EXPENSE. (ORD. 16653 § 2 (PART), 2007)

***MOTION:***

Motion made by Commissioner Hamilton, seconded by Commissioner Stapler ***AND UNANIMOUSLY CARRIED THAT CHAIRMAN SEVIGNY REPRESENT THE HISTORIC LANDMARK COMMISSION AT THE MEETING OF THE CITY COUNCIL RECOGNIZING MR. LANE GADDY.***

***MOTION:***

Motion made by Chairman Sevigny, seconded by Commissioner Stapler ***AND UNANIMOUSLY CARRIED TO ADJOURN AT 4:54 P.M.***